

BUTLER 2

SC5593-4-1119

July 27, 1994.

Mr. Remus S. Butler, Jr.  
8610 Caulks Field Road  
Chestertown, Md.

Dear Mr. Butler:

After several attempts to find a description of the Franklin Butler lands, I was finally able to come up with one. Unfortunately, it increases the problem rather than solves it. Lewis Henry sold 4 acres by description to John Nicholson in 1884. Nicholson sold to Ellen Ward. It then passed from Ellen Ward to William H. Ward, and through a tax sale and several more owners to Franklin Butler. I have drawn it on the enclosed plat.

Your house is on the Franklin Butler lot, his house is probably over the property line to the south, and the Edward Butler lot cuts your lot in two. If Franklin Butler had a wide enough lot, it could have been possible for all of you to get together and adjust the lines to reflect what is being used. However, this is not possible now.

Frankly, I am stuck; I do not know what your next step should be. The tax map does not show an owner south of Franklin Butler. In my research I found no deed from Lewis Henry for land south of his lot, so I presume that it is still owned by the Henry heirs. If they could be located and agree to sell some of their land, it would be possible to re-arrange the various property lines to conform to what is being used. At best, this could be a long involved process.

At this point, I have done about as much as I can do. I am sorry that what would normally be a fairly simple job turned out so badly.

Sincerely yours,



1" = 100'



June 1, 1994.

Mr. Remus S. Butler, Jr.  
8610 Caulks Field Road  
Chestertown, Md.

Dear Mr. Butler:

I am sorry that I took so long getting back to you. I keep going back to the Land Record Office in hopes of finding some key to this problem.

And there is a problem. On the enclosed plat I have shown what I have found out. A man by the name of Armbruster sold about 88 acres of land to Lewis Henry. Lewis Henry sold three acres to Joshua Anderson by a metes and bounds description. This I have outlined in red on the plat. The Donnette Perkins lot was first surveyed by Metcalfe in 1965 and later by Schrader in 1989. The stone back in the woods is a corner for both Perkins and you. Your property and Perkins's fit very well with each other. In 1963 Metcalfe surveyed the Edward Butler lot. This fits with Perkins, but it crosses the south line of the Remus Butler lot, cutting it in half.

A greater problem than that, however, is the fact that your house is not on the Remus Butler lot. It appears that no one realized the extreme angle that the side lines make with the road. I tried to find some description of the Franklin Butler lot without success. It came down from a tax sale of the land assessed to William H. Ward, but I could not find how it went from Lewis Henry to Ward. Mr. Franklin Butler showed me a plat by McCrone of part of his lot. This was probably done to facilitate getting a building permit. I am afraid that it is no help in determining the lines.

I have not given up on a description of Franklin Butler, but I thought that I had better let you know what we are up against.

Sincerely yours,

JTD 17/444 Henry to Isaac Henry, Jr.

Begin pub rd. at cor. Isaac Henry Sr.

W/S S dir. - 460

St line to intersect John Henry Ward 409 from rd.

W/Ward. 409 to rd.

W dir. 63 to begin

JTD 19/281 to Isaac Henry Sr.

Begin pt on rd. at cor. Lewis Henry Jr.

W/S S dir. 517

E dir. 63

N dir adjoining Isaac Henry Jr 463

W rd. W dir. 63 to begin

JTD 19/595 to James Moore

Begin pt <sup>243</sup> 81 yds SW from E rd.

West 70 yds 210

S 70 yds 210

E 70 yds 210

N 70 yds <sup>210</sup> to begin

Being SW of land of Lewis Henry & N side private rd.

"Haven Wood" 1986

PAS 9/449

WHG 2/232

EHP 2/167

Index Sara Ward 1884-

to Henry JTD 8/223

of Lewis Henry JTD 12/204

to Blackiston APR 5/347

SB3/256 - Lewis Henry to Sarah M. Blackiston (later Sara Ward)  
1882

Begin E id. at SE cor. Perry  
W Perry due west <sup>783.75</sup> 47 1/2 p. to Wm. Henry Thompson  
W's due south <sup>160.88</sup> 9 3/4 to Joshua Anderson  
W's due east <sup>924.00</sup> 56 to E id.  
W's N 38° W - 12 <sup>198.00</sup> to begin - 3 acres.

Part of SB1/531

APR 5/347 land to John W. Blackiston

1 acre adjoining Charles Washington - part of SB3/256

Run Joshua Anderson 1962 back

SB 11/273

Lewis Henry to Joshua Anderson

Begin E. pub. rd. at SE cor. of Blackiston  
w/ Blackiston due west 56<sup>924.00</sup> p. to Wm. Henry Thompson  
w/ S due south 8<sup>132</sup> to Lewis Henry  
w/ S due east 62<sup>1023</sup> to E. rd.  
w/ S N 38° W - 11<sup>181.50</sup> to begin  
3 acres ±

Being part of Armbruster to Henry SB 7/531

Dec.  
1881

Begin E. rd. off SW cor. John Brice  
w/ E rd. N 46° W - 16.68 275.22

N 36° W - 17.76 293.04

N 39<sup>3</sup>/<sub>4</sub>° W - 34.8 574.20

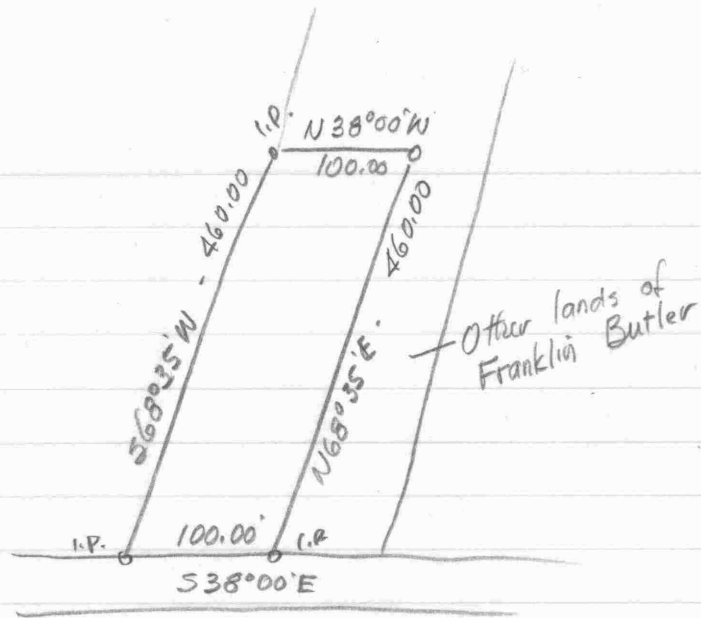
N 38<sup>1</sup>/<sub>4</sub>° W - 40 660.00

N 34<sup>3</sup>/<sub>4</sub>° W - 31.28 to 516.12  
West 88 to stone 1452.00

South 110 " " 1815.00

East 175 to begin 2887.50

88A3 R



Survey of Part of Franklin Butler

M.C. 1972

Louis or Lewis Henry

✓ to Perry SB 3/210

✓ to Thompson SB 3/211

✓ to Blackiston SB 3/256

✓ to Smallwood SB 3/325 - described north of Perry

✓ to Ringgold SB 4/206 - described - west of Thompson

to Murray " 668 - " - north of Smallwood

to Nicholson SB 5 177

Perry - Begin & id at SE cor. Smallwood

w/s West 42 to Wm. Henry Thompson

w/s south  $7\frac{1}{4}$  to Sarah Blackiston

w/s east  $4\frac{1}{2}$  to & id.

w/s N38°W - 9 to begin

2 Ac. ±

Thompson - Begin 5 mile private id. laid down by Healy  
at pt 33 p from & id.

w/private id. West 12.6 to Levi Ringgold

w/s south 38 to Henry

w/s east 12.6 to SW cor. Joshua Anderson

w/s, Blackiston, Perry, Smallwood & Murray to begin

3 Ac.

Blackiston Begin & id. at SE cor. Perry

w/Perry West  $4\frac{1}{2}$  to Thompson

w/s south  $9\frac{3}{4}$  to Anderson

w/s east 56 to & id

w/s N38°W - 12 to begin

3 Ac.



Jan. 1884

SB5/177 Lewis Henry to John P. Nicholson

Begin E id. at <sup>SE</sup> cor. Joshua Anderson  
w/ Anderson - west 83 to southwest cor Ringgold  
south  $7\frac{3}{5}$  125.40

east 88 to E id. 1452.0

w/rd. NW der. 9 to begin 148.50

4 acres

Index John P. Nicholson

to Schweener? SB9/150

to Vickers SB10/376

to Keiler SGF2/144

to Myers " 162

to Vickins 2/526

to Ellen Ward. SGF4/7 \* Bingo 1895

Index Ellen Ward after 1895

to Cogsw APR1/113 X

to Geo. Henry APR2/190 X

no record of conveyance to Ward to 1940

Franklin Butler MLM 22/156

Begin W side rd. adjoining  
Geo. T. Henry and Joshua Anderson  
4 acres

ENP 215/282

EHP 35/363 Carrie Phillips to Franklin C. Butler

EAS 27/65 Wm. Smyth to Carrie Phillips

EAS 26/204 tax sale - parcel assessed to Wm. H. Ward 1941

Index Wm. H. Ward.

RAS 3/20 Ward et. al. to Urie, Atty.

" 9/449 Atty. to Ward et. al. - Ellen Ward prior to 1932

Lewis Henry after 1881 - to Wilson - 1 1/2 Ac & 4 Ac.

SGF 1/33X & 4/3X } look up these

" 4/511 X } to Perry

5/228 X } to Church

X JTD 12/204 to Sarah Ward

" 14/87 to John Washington

✓ 17/444 - Isaac Henry Jr.

✓ 19/281 " " Sr.

19/595 - James Moore

Begin pt on pub. rd. at cor. Isaac Henry Jr.  
of Henry S dir. 364

E dir. 60

N dir. 314 adjoining Ashbury Henry to rd.

W/S 64 to begin

This has to  
be in Georgetown  
area

Begin inter of herein, a private roadway, @ Lewis Henry  
W/Henry E dir. 72 <sup>216</sup> yds to Alex. Perry  
W/Perry S dir. 98 <sup>294</sup> to line of old RR  
W/RR W dir. 43 <sup>129</sup> yds to private road  
W/S N dir. 75 <sup>225</sup>  
" NE " 67 <sup>201</sup> to begin



2<sup>nd</sup> lot shown on Metcalfe plat

DONNETTE L. PERKINS  
(Surveyed by Metcalfe in 1965 and Schrader in 1989)

REMUS BUTLER TRACT  
(Described in SB11/73, Lewis Henry to Joshua Anderson)

EDWARD BUTLER  
(Surveyed by  
Metcalfe 1963)

FRANKLIN C. BUTLER  
(Described in, SBS/177)

CAULKS FIELD ROAD

Franklin Butler house

PLAT SHOWING BUTLER PROPERTIES

6<sup>TH</sup> DISTRICT, KENT COUNTY, MD.

Scale 1" = 100' June 1994.

William R. Nuttle, Reg. Surveyor  
Chestertown, Md.

